

083.0

0010

0008.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

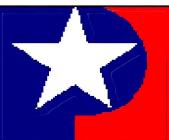
604,400 / 604,400

USE VALUE:

604,400 / 604,400

ASSESSED:

604,400 / 604,400


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
85		NEWLAND RD, ARLINGTON

OWNERSHIP

Owner 1:	CONROY SUSAN M	Unit #:	
Owner 2:			
Owner 3:			

Street 1: 85 NEWLAND ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: CONROY DONALD G--ETAL -

Owner 2: CONROY SUSAN M -

Street 1: 85 NEWLAND ROAD

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 4,286 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1927, having primarily Aluminum Exterior and 1264 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4286		Sq. Ft.	Site		0	70.	1.28	6									384,008						384,000	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct	
101		4286.000	220,400		384,000	604,400				
Total Card		0.098	220,400		384,000	604,400	Entered Lot Size			
Total Parcel		0.098	220,400		384,000	604,400	Total Land:			
Source: Market Adj Cost				Total Value per SQ unit /Card:	478.16	/Parcel: 478.1	Land Unit Type:			

PREVIOUS ASSESSMENT

Parcel ID								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	101	FV	220,700	0	4,286.	384,000	604,700	604,700
2019	101	FV	191,400	0	4,286.	378,500	569,900	569,900
2018	101	FV	197,400	0	4,286.	290,700	488,100	488,100
2017	101	FV	197,400	0	4,286.	274,300	471,700	471,700
2016	101	FV	197,400	0	4,286.	252,300	449,700	449,700
2015	101	FV	186,800	0	4,286.	235,900	422,700	422,700
2014	101	FV	186,800	0	4,286.	217,200	404,000	404,000
2013	101	FV	186,800	0	4,286.	217,200	404,000	404,000

SALES INFORMATION

Grantor		Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CONROY DONALD G		1418-63		6/27/2012	Convenience		1	No	No	
		1059-167		7/1/1989		185,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/10/2018		MEAS&NOTICE						BS Barbara S
2/25/2009		Measured						189 PATRIOT
3/23/2000		Inspected						264 PATRIOT
1/13/2000		Measured						163 PATRIOT
8/25/1993								KT

ACTIVITY INFORMATION

Date	Result	By	Name
8/10/2018	MEAS&NOTICE	BS	Barbara S
2/25/2009	Measured	189	PATRIOT
3/23/2000	Inspected	264	PATRIOT
1/13/2000	Measured	163	PATRIOT
8/25/1993		KT	

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																																																																																																						
Type: 6	Colonial			Full Bath: 1	Rating: Average			PDAS.																																																																																																										
Sty Ht: 2	2 - 2 Story			A Bath:	Rating:																																																																																																													
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																																																																																																													
Foundation: 2	Conc. Block			A 3QBth:	Rating:																																																																																																													
Frame: 1	Wood			1/2 Bath:	Rating:																																																																																																													
Prime Wall: 3	Aluminum			A HBth:	Rating:																																																																																																													
Sec Wall:		%		OthrFix:	Rating:																																																																																																													
Roof Struct: 1	Gable			OTHER FEATURES																																																																																																														
Roof Cover: 1	Asphalt Shgl			Kits: 1	Rating: Good																																																																																																													
Color: WHITE				A Kits:	Rating:																																																																																																													
View / Desir:				Fpl: 1	Rating: Average																																																																																																													
GENERAL INFORMATION				WSFlue:	Rating:																																																																																																													
Grade: C	Average			CONDOS INFORMATION																																																																																																														
Year Blt: 1927	Eff Yr Blt:			Location:																																																																																																														
Alt LUC:		Alt %:		Total Units:																																																																																																														
Jurisdct:		Fact:	.	Floor:																																																																																																														
Const Mod:				% Own:																																																																																																														
Lump Sum Adj:				Name:																																																																																																														
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN																																																																																																						
Avg Ht/FL: STD	AV - Average	31.	%	Phys Cond:	AV - Average	31.	%	Exterior:	No Unit	RMS	BRS	FL																																																																																																						
Prim Int Wall: 2	- Plaster			Functional:				Interior:	1	7	3	M																																																																																																						
Sec Int Wall:		%		Economic:				Additions:																																																																																																										
Partition: T	- Typical			Special:				Kitchen:																																																																																																										
Prim Floors: 3	Hardwood			Override:				Baths:																																																																																																										
Sec Floors:		%		Total:	31	%		Plumbing:																																																																																																										
Bsmnt Flr: 12	- Concrete			CALC SUMMARY				Electric:																																																																																																										
Subfloor:				Basic \$ / SQ:	125.00			Heating:																																																																																																										
Bsmnt Gar:				Size Adj.: 1.35000002				General:																																																																																																										
Electric: 3	- Typical			Const Adj.: 0.98000199				COMPARABLE SALES																																																																																																										
Insulation: 2	- Typical			Adj \$ / SQ: 165.375				Rate	Parcel ID	Typ	Date	Sale Price																																																																																																						
Int vs Ext: S				Other Features: 66000																																																																																																														
Heat Fuel: 1	- Oil			Grade Factor: 1.00																																																																																																														
Heat Type: 5	- Steam			NBHD Inf: 1.00000000																																																																																																														
# Heat Sys: 1				NBHD Mod:																																																																																																														
% Heated: 100		% AC:		LUC Factor: 1.00																																																																																																														
Solar HW: NO		Central Vac: NO		Adj Total: 319486																																																																																																														
% Com Wall		% Sprinkled:		Depreciation: 99041					Juris. Factor:		Before Depr:	165.38																																																																																																						
				Depreciated Total: 220445					Special Features:	0	Val/Su Net:	88.02																																																																																																						
									Final Total:	220400	Val/Su SzAd:	174.37																																																																																																						
MOBILE HOME				WtAv\$/SQ:	AvRate:	Ind.Val																																																																																																												
Make:		Model:																																																																																																																
SPEC FEATURES/YARD ITEMS				Serial #:			Year:		Color:																																																																																																									
PARCEL ID 083.0-0010-0008.0																																																																																																																		
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																																																																																																	
More: N	Total Yard Items:																																																																																																																	
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